

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3502 & 3508 Independence Drive, Fort Wayne, Indiana 46825 (Hot Realty).

WHEREAS, Petitioner has duly filed its petition dated October 21, 1991, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Part of the Northeast Quarter of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; more particularly described as follows:
Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, said point also being the Southeast corner of Centennial Industrial Park, Section VIII, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence North along the West line of NE 1/4 of the SW 1/4 of Sec. 28-31-12, said line also being the East line of said Centennial Industrial Park, Section VIII, a distance of 555.78 feet to a point on the North right-of-way line of Independence Drive and the true point of beginning; thence continuing North along the West line of the NE 1/4 of the SW 1/4 of Sec. 28-31-12, a distance of 399.82 feet; thence East with a deflection angle to the right of 90 degrees 00 minutes, a distance of 400.0 feet; thence South with a deflection angle to the right of 90 degrees 00 minutes, and parallel to the West line of the NE 1/4 of the SW 1/4 of Sec. 28-31-12, a distance of 320.0 feet to a point on the North right-of-way line of Independence Drive; thence West with a deflection angle to the right of 90 degrees 25 minutes 40 seconds along the North right-of-way line of Independence Drive, a distance of 126.0 feet to a point of curvature; thence Southwesterly along a curve to the left having a radius of 230.0 feet and a central angle of 21 degrees 00 minutes along the North right-of-way line of Independence Drive a distance of 84.3 feet to a point of tangency; thence Southwesterly tangent to the aforesaid curve along the North right-of-way line of Independence Drive a distance of 160.0 feet to a point of curvature; thence Southwesterly along a curve to the right having a radius of 170.0 feet and a central angle of 14 degrees 28 minutes 20 seconds along the North right-of-way line of Independence Drive a distance of 42.94 feet to the point of beginning, containing 3.16 acres, subject to easements.

1
2 said property more commonly known as 3502 & 3508 Independence
3 Drive, Fort Wayne, Indiana 46825.

4 WHEREAS, said project will create 7 additional permanent jobs
5 for a total additional annual payroll of \$160,000.00, with the
6 average new annual job salary being \$22,857.14; and

7 WHEREAS, the total estimated project cost is \$900,000.00; and

8 WHEREAS, it appears the said petition should be processed to
9 final determination in accordance with the provisions of said
10 Division 6.

11 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
12 CITY OF FORT WAYNE, INDIANA:

13 SECTION 1. That, subject to the requirements of Section 6,
14 below, the property hereinabove described is hereby designated and
15 declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1.
16 Said designation shall begin upon the effective date of the
17 Confirming Resolution referred to in Section 6 of this Resolution
18 and shall continue for one (1) year thereafter. Said designation
19 shall terminate at the end of that one-year period.

20 SECTION 2. That upon adoption of the Resolution:

- 21 (a) Said Resolution shall be filed with the Allen County
22 Assessor;
- 23 (b) Said Resolution shall be referred to the Committee on
24 Finance and shall also be referred to the Department of
25 Economic Development requesting a recommendation from
26 said department concerning the advisability of
27 designating the above designated area an "Economic
28 Revitalization Area";
- 29 (c) Common Council shall publish notice in accordance with
30 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
31 substance of this Resolution and setting this
32 designation as an "Economic Revitalization Area" for
public hearing;

1 (d) If this Resolution involves an area that has already
2 been designated an allocation area under I.C. 36-7-14-
3 39, then the Resolution shall be referred to the Fort
4 Wayne Redevelopment Commission and said designation as
5 an "Economic Revitalization Area" shall not be finally
6 approved unless said Commission adopts a resolution
7 approving the petition.

8 SECTION 3. That, said designation of the hereinabove
9 describe property as an "Economic Revitalization Area" shall apply
10 to a deduction of the assessed value of real estate only.

11 SECTION 4. That, the estimate of the number of individuals
12 that will be employed or whose employment will be retained and the
13 estimate of the annual salaries of those individuals and the
14 estimate of the value of redevelopment or rehabilitation, all
15 contained in Petitioner's Statement of Benefits, are reasonable
16 and are benefits that can be reasonably expected to result from
17 the proposed described redevelopment or rehabilitation.

18 SECTION 5. The current year approximate tax rates for taxing
19 units within the City would be:

20 (a) If the proposed development does not occur, the
21 approximate current year tax rates for this site would
22 be \$7.3395/\$100.

23 (b) If the proposed development does occur and no deduction
24 is granted, the approximate current year tax rate for
25 the site would be \$7.3395/\$100 (the change would be
26 negligible).

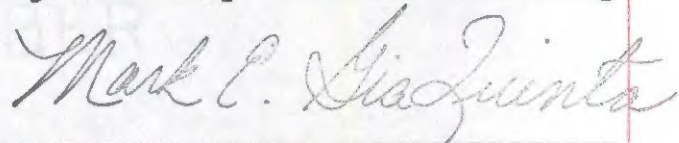
27 (c) If the proposed development occurs, and a deduction
28 percentage of fifty percent (50%) is assumed, the
29 approximate current year tax rate for the site would be
30 \$7.3395/\$100 (the change would be negligible).

1 SECTION 6. That, this Resolution shall be subject to being
2 confirmed, modified and confirmed or rescinded after public
3 hearing and receipt by Common Council of the above described
4 recommendations and resolution, if applicable.

5 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
6 determined that the deduction from the assessed value of the real
7 property shall be for a period of 10 years.

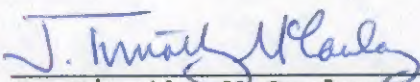
8 SECTION 8. The benefits described in the Petitioner's
9 statement of benefits can be reasonably expected to result from
10 the project and are sufficient to justify the applicable
11 deductions.

12 SECTION 9. That, this Resolution shall be in full force and
13 effect from and after its passage and any and all necessary
14 approval by the Mayor.



Council Member

15
16
17 APPROVED AS TO FORM AND
LEGALITY

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19 J. Timothy McCaulay, City Attorney
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Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ of _____, 19____, at _____ o'clock _____ M., E.S.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Read seconded by _____, and duly adopted, placed on its passage. ~~LOST~~ PASSED by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>		<u>2</u>	
BRADBURY			<u>✓</u>	
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD			<u>✓</u>	
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 11-26-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXTATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. R-70-91 on the 26th day of November, 1991.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1991 at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 2nd day of December 1991, at the hour of 12:30 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body	County
Name of Taxpayer <i>HOT REALITY</i>	<i>Allen</i>
Address of Taxpayer (Street, city, county) <i>1901 PRODUCTION Rd FTWAYNE IN</i>	ZIP Code <i>46808</i>

SECTION II: LOCATION, COST, AND DESCRIPTION OF PROPOSED PROJECT	
Location of property if different from above <i>3502 INDEPENDENCE DR</i>	Taxing District
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: <i>120' X 300' 36,000 OFFICE & MANUFACTURING</i>	
(Attach additional sheets if needed)	Estimated Starting Date <i>Nov 1991</i>
	Estimated Completion Date <i>Feb 1992</i>

SECTION III: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <i>Six</i>	Salaries <i>300,000</i>	Number Retained <i>SAME</i>	Salaries <i>300,000 -</i>	Number Additional <i>Two</i>	Salaries <i>80,000 -</i>

SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
Current Values Plus estimated values of proposed project Less: Values of any property being replaced Net estimated values upon completion of project	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	<i>900,000</i>			
	<i>N/A</i>			
	<i>900,000</i>			

SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY			
I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative <i>[Signature]</i>	
Title <i>PARTNER</i>	Date of Signature <i>OCT 21, 1991</i>	Telephone Number <i>432-3702</i>	

FOR USE OF DESIGNATING BODY
IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.

\$

2. Approximate tax rate if project occurs and no deduction is granted.

\$

3. Approximate tax rate if project occurs and a deduction is assumed.

\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)

B) The type of deduction that is allowed in the designated area is limited to:

1) Redevelopment or rehabilitation of real estate improvements.

☐ Yes ☐ No

2) Installation of new manufacturing equipment

☐ Yes ☐ No

3) No limitations on type of deduction (check if no limitations)

☐ No

C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

**NEW MANUFACTURING
EQUIPMENT**

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

Year of Deduction

Percentage

Year of Deduction

Three (3) Year
Percentage

Six (6) Year
Percentage

Ten (10) Year
Percentage

1st

100%

1st

100%

100%

100%

2nd

95%

2nd

66%

85%

95%

3rd

80%

3rd

33%

66%

80%

4th

65%

4th

50%

65%

5th

50%

5th

34%

50%

6th and thereafter

0%

6th

17%

40%

7th

30%

8th

20%

9th

10%

10th

5%

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.

\$

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A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)

B) The type of deduction that is allowed in the designated area is limited to:

1) Redevelopment or rehabilitation of real estate improvements.

☐ Yes ☐ No

2) Installation of new manufacturing equipment

☐ Yes ☐ No

3) No limitations on type of deduction (check if no limitations)

☐ No

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Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction

Percentage

Year of Deduction

Three (3) Year
PercentageSix (6) Year
PercentageTen (10) Year
Percentage

1st

100%

1st

100%

100%

100%

2nd

95%

2nd

66%

85%

95%

3rd

80%

3rd

33%

66%

80%

4th

65%

4th

50%

65%

5th

50%

5th

34%

50%

6th and thereafter

0%

6th

17%

40%

7th

30%

8th

20%

9th

10%

10th

5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Hot Realty
 Site Location: 3502 & 3508 Independence Drive
Fort Wayne, Indiana 46825
 Councilmanic District: 3rd Existing Zoning: M-2
 Nature of Business: Office & Warehouse facility.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construct a 36,000 square foot office and warehouse.

Type of Tax Abatement: Real Property X Manufacturing Equipment
 Estimated Project Cost: \$ 900,000.00 Permanent Jobs Created: 7

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 10 year(s).
3. The period of deduction should be limited to 1 year(s).

COMMENTS:

Staff Karen A. Lee
 Date 11-19-91

Director Elizabeth A. New
 Date 11-19-91

TAX ABATEMENT

FORT WAYNE COMMON COUNCIL POLICIES

1. Economic Development Revitalization Area designation is made for a one year period unless otherwise requested by the applicant.
2. The tax abatement application must be filed in the office of the Fort Wayne Department of Economic Development prior to the applicant receiving any necessary building permits or new equipment being purchased.
3. In reviewing an application, the Department of Economic Development and the Fort Wayne Common Council will consider the number and type of new jobs to be created and/or retained by the project. These jobs should be permanent, full-time positions. In addition, an increase to the labor force should result from the project rather than the redistribution of existing jobs.
4. Before a tax abatement application will be processed, the proper zoning is required.

LENGTH OF ABATEMENT

Type of Business	Enterprise Zone	Industrial Land	Industrial Land*	EDTA **
Manufacturing Warehousing	10 yrs	10 yrs	6 yrs	n/a
Commercial & Service	6 yrs	3 yrs	0 yrs	6 yrs
Retail	0 yrs	0 yrs	0 yrs	6 yrs

*Requiring public improvements. When a project requires public improvements, such as extending water and sewer lines, it will not be eligible for a ten year abatement.

**Projects in EDTA's which are in established Economic Improvement Districts or Merchant Association's are eligible for ten year abatements.

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: HOT REALITY

Address of Applicant's Principal Place of Business:

1901 Production Road
Fort Wayne, Indiana 46808

Phone Number of Applicant: (219) 482-3702

Street Address of Property Proposed to be Designated:

3502 & 3508 Independence Drive
Fort Wayne, IN 46825

74 Real Estate Key Number for the Property: _____

Staff to Complete:

SIC Code of Principal User of Property: _____

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory floodplain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment area?

X

Is the project site within a platted industrial park?

X

Is the project site within the designated downtown area?

 X

Will this project require public improvements?

 X

- Sewer Lines
 Water Lines
 Road Improvements
 Other

Does your company plan to request state or local assistance to finance these public improvements?

 X

Will the proposed project have any adverse environmental impact?

 X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? same M-2

What is the nature of the business to be conducted at the project site?

#3502 Engineering Sales and Warehousing of Building Materials.

#3508 Office, Warehousing and Manufacturing of Displays.

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

NONE

What is the condition of the structure(s) listed above?_____

N/A

Current assessed value of real estate:

Land_

Improvements

Total

What was the amount of total property taxes owed during the immediate past year? \$ 0 for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

Construct 36,000 sf duplex office and warehouse.

What is the total cost of the project? \$ 900,000.00

What is the anticipated first year tax savings attributable to this designation? \$_____

Explain how your company plans to use these tax savings.
To expand business gross.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property:_____

What was the amount of personal property taxes owed during the immediate past year? \$ _____ for year 19 ____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed? _____

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ _____

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 6

How many permanent jobs will be created as a result of this project? 2

Anticipated time frame for reaching employment level stated above One Year

Current annual payroll: \$ 300,000.00

New additional payroll: \$ 80,000.00

What is the nature of the jobs to be created?

Sales and Engineering

Please provide the annual salary range for the jobs being created:

Minimum \$35,000.00 Maximum \$45,000.00 Average \$40,000.00

Please check if these newly-created jobs provide any of the listed benefits:

<u> X </u>	Pension Plan
<u> </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

CENT. PARK IS IN A REDEVELOPMENT AREA
AND DISTRESSED AREA

In what Township is the project site located? Washington

In what Taxing District is the project site located? Washington

G. CONTACT PERSON

Name and address of contact person for further information if required:

FRED SILKWORTH

P.O. Box 8397 Fort Wayne, IN 46825

Phone number of contact person: (219) 489-8783

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.



Signature of Applicant

10-21-91

Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750 **
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA

FRANCIS X. MUELLER P.L.S. No. 50193 INDIANA

GREGORY L. ROBERTS P.L.S. No. 50548 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the Northeast Quarter of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, said point also being the Southeast corner of Centennial Industrial Park, Section VIII, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence North along the West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12, said line also being the East line of said Centennial Industrial Park, Section VIII, a distance of 555.78 feet to a point on the North right-of-way line of Independence Drive and the true point of beginning; thence continuing North along the West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12, a distance of 399.82 feet; thence East with a deflection angle to the right of 90 degrees 00 minutes, a distance of 400.0 feet; thence South with a deflection angle to the right of 90 degrees 00 minutes, and parallel to the West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 28-31-12, a distance of 320.0 feet to a point on the North right-of-way line of Independence Drive; thence West with a deflection angle to the right of 90 degrees 25 minutes 40 seconds along the North right-of-way line of Independence Drive, a distance of 126.0 feet to a point of curvature; thence Southwesterly along a curve to the left having a radius of 230.0 feet and a central angle of 21 degrees 00 minutes along the North right-of-way line of Independence Drive a distance of 84.3 feet to a point of tangency; thence Southwesterly tangent to the aforesaid curve along the North right-of-way line of Independence Drive a distance of 160.0 feet to a point of curvature; thence Southwesterly along a curve to the right having a radius of 170.0 feet and a central angle of 14 degrees 28 minutes 20 seconds along the North right-of-way line of Independence Drive a distance of 42.94 feet to the point of beginning, containing 3.16 acres, subject to easements.

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA

FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA

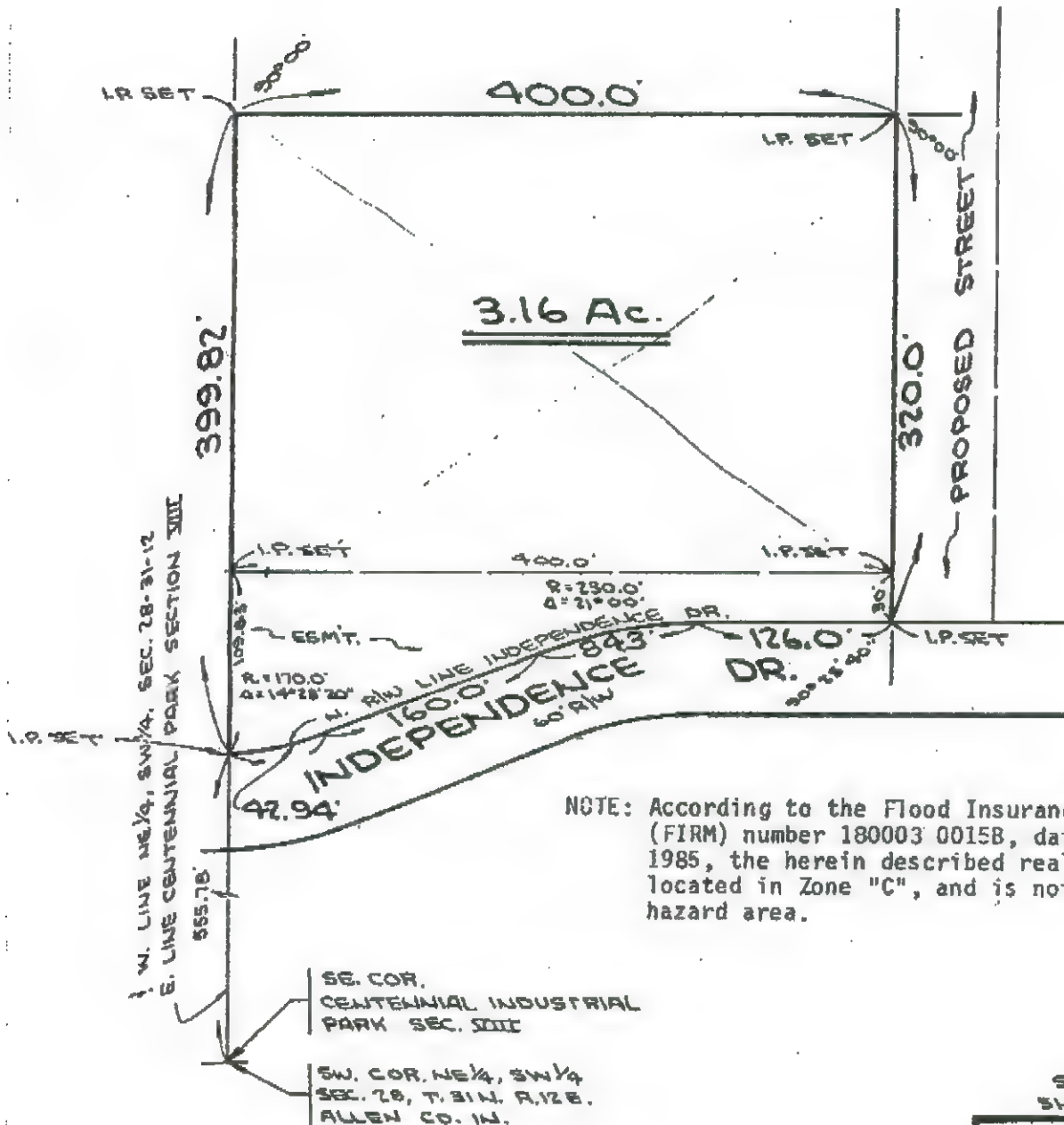
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: **SEE ATTACHED SHEET!**



NOTE: According to the Flood Insurance Rate Map (FIRM) number 180003 0015B, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.

S.R. ON FILE
SHT. # 1 OF 2



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist

DATE: November 19, 1991

RE: Tax Abatement Application by Hot Realty

Q-91-11-51
K.A.L.

Background:

Hot Realty is a development company that would like to build a 36,000 square foot duplex office and warehouse.

Reviewing Alternatives:

Approval of Hot Realty's tax abatement will allow for the creation of seven or more new jobs.

Recommendation:

The staff's recommendation is that the tax abatement be approved for Hot Realty for six years on the real property.

jkb

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

9-91-11-51

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Hot Realty is requesting a tax abatement in order to build
a 36,000 square foot duplex office and warehouse. The subject property has been
declared an allocation area by the Fort Wayne Redevelopment Commission. The Commission
approved the Economic Revitalization Area on November 13, 1991.

EFFECT OF PASSAGE Will allow for the creation of new jobs, seven or more.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta

BILL NO. R-91-11-51

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitaalization Area" under I.C. 6-1-1-12.1 for property
commonly known as 3502 & 3508 Independence Drive, Fort Wayne,
IN 46825 (Hot Realty)

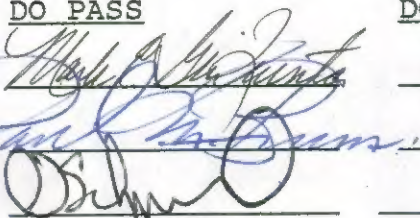
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

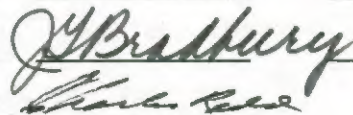
DO PASS

DO NOT PASS

ABSTAIN

NO REC





DATED: 11-26-91.

Sandra E. Kennedy
City Clerk

FW Common Council

(Governmental Unit)

To: The News-Sentinel Dr.

P.O. Box 100

Fort Wayne, IN

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .33 cents per line

\$ 7.92

Additional charge for notices containing rule or tabular work (50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 8.92

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Nov 30, 19 91

Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

11/30/91

Subscribed and sworn to before me this 30th day of Nov, 19 91

Notary Public Whitley County, IN
SHELLEY R. LARUE

My commission expires: March 3, 1994

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-91-11-51 AND R-91-11-52)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 26, 1991, designating property at 3502 & 3508 Independence Drive, Fort Wayne, Indiana 46825 (Hot Realty), and Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 10, 1991, at 7:00 P.M., City-County Bldg., One Main Street, 1st Floor, Room 128, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

FW Common Council

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

County, Indiana

PUBLISHER'S CLAIM

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State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

11/30/91

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Notary Public Whitley County, IN
SHELLEY R. LARUE

My commission expires: March 3, 1994

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Sandra E. Kennedy
City Clerk